023.A	0005	0025.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	999,700	/	999,700
USE VALUE:	999,700	/	999,700
ASSESSED:	999,700	/	999,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOYENECHE ROBERT J & CHRISTINA
Owner 2:	
Owner 3:	
Street 1:	25 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2105 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	998,600	1,100		999,700
Total Card	0.000	998,600	1,100		999,700
Total Parcel	0.000	998,600	1,100		999,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.92 | /Parcel: 474.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 318315
GIS Ref
GIS Ref
Insp Date 05/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.A-0005-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	980,800	1100	.		981,900	981,900	Year End Roll	12/18/2019
2019	102	FV	887,000	1100	.		888,100	888,100	Year End Roll	1/3/2019
2018	102	FV	807,100	1100	.		808,200	808,200	Year End Roll	12/20/2017

!16315!

PRINT

Date	Time
12/11/20	05:55:52

LAST REV

Date	Time
11/15/19	14:28:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	67265-536		5/17/2016		848,000	No	No		Master Deed 67097:346

USER DEFINED

Prior Id # 1:	15478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2017	Measured	DGM	D Mann
5/15/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8287																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	2.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.78503561
Const Adj.:	0.99989998
Adj $ / SQ:	192.314
Other Features:	60237
Grade Factor:	1.10
NBHD Inf:	2.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1023129
Depreciation:	24555
Depreciated Total:	998574

COMMENTS

Other fixture = dbl vanity.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	423.09
Special Features:	0	Val/Su Net:	474.39
Final Total:	998600	Val/Su SzAd	474.39

SKETCH

UnSketched SubAreas:
GLA: 2105,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,105	192.310	404,822
Net Sketched Area:		2,105	Total:	404,822
Size Ad	2105	Gross Are	2105	FinArea 2105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.A-0005-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	2	10X10	A	AV	2015	6.00	T	5	102			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100

IMAGE

AssessPro Patriot Properties, Inc